

113.0

0003

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

637,300 /

637,300

USE VALUE:

637,300 /

637,300

ASSESSED:

637,300 /

637,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEANEY JASON J & DANIELLE T
Owner 2:	
Owner 3:	

Street 1: 52 HUNTINGTON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LIBRESCO NICOLE M -

Owner 2: -

Street 1: 52 HUNTINGTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,921 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Wood Shingle Exterior and 1384 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4921		Sq. Ft.	Site		0	70.	1.15	6									397,343						397,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								72094
								GIS Ref
								GIS Ref
								Insp Date
								09/07/18

PREVIOUS ASSESSMENT								Parcel ID	113.0-0003-0026.0	Date	18764!
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT
2020	101	FV	240,000	0	4,921.	397,300	637,300	637,300	Year End Roll	12/18/2019	Date
2019	101	FV	219,000	0	4,921.	391,700	610,700	610,700	Year End Roll	1/3/2019	Time
2018	101	FV	218,600	0	4,921.	300,800	519,400	519,400	Year End Roll	12/20/2017	
2017	101	FV	218,600	0	4,921.	283,800	502,400	502,400	Year End Roll	1/3/2017	
2016	101	FV	218,600	0	4,921.	261,100	479,700	479,700	Year End	1/4/2016	
2015	101	FV	194,000	0	4,921.	244,100	438,100	438,100	Year End Roll	12/11/2014	
2014	101	FV	194,000	0	4,921.	224,800	418,800	418,800	Year End Roll	12/16/2013	
2013	101	FV	194,000	0	4,921.	224,800	418,800	418,800		12/13/2012	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	8764
LIBRESCO NICOLE	65974-256		8/26/2015		495,500	No	No				
PROULX IRENE	31717-11		8/15/2000	Family	312,500	No	No				
	7173-169		1/1/1901			No	No	N			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/17/2018	433	Redo Kit	30,680	C					9/7/2018	MEAS&NOTICE	CC	Chris C					
									7/13/2016	Sales Review	PT	Paul T					
									3/3/2009	Measured	372	PATRIOT					
									12/4/2000	MLS	MM	Mary M					
									3/13/2000	Inspected	264	PATRIOT					
									2/4/2000	Measured	263	PATRIOT					
									9/2/1993		TH						

Sign: VERIFICATION OF VISIT NOT DATA / / /

